

Bramley, Parka Road, Fraddon, TR9 6JX



DETACHED 3 BEDROOM BUNGALOW IN FRADDON WITH AN INTEGRAL GARAGE, DRIVEWAY PARKING AND A PRIVATE SUNNY ENCLOSED REAR GARDEN

- Detached 3 bedroom bungalow – 1132sqft
- Integral garage and driveway parking
- Conveniently located in Central Cornwall close to the A30
- Spacious and light airy accommodation
- Gas central heating and double glazing
- Rear enclosed Garden
- VACANT POSSESSION WITH NO CHAIN
- 2001 build by small private developer
- Far reaching Countryside views
- Large central entrance hall

Price £365,000 Freehold

This detached 3 bedroom bungalow is one of only a few similar bungalows on this lightly occupied stretch of road leading into Fraddon, with far reaching elevated Countryside views to the front and open farmland to the rear. The brick paved driveway affords parking for several cars and also leads to the integral single garage. Upon entering the property, all rooms are set off a spacious central entrance hall with double opening glazed doors into the fronting lounge. There are three bedrooms, one with a small shower room en-suite. The family bathroom features a bath and a separate shower. The kitchen/diner sits at the back of the property overlooking the rear garden and also has a useful separate utility room that links into the garage.

The Rear garden is terraced with a lower level patio and steps up to a level lawned and planted garden area with rear mature hedging. The property backs onto open farmland.

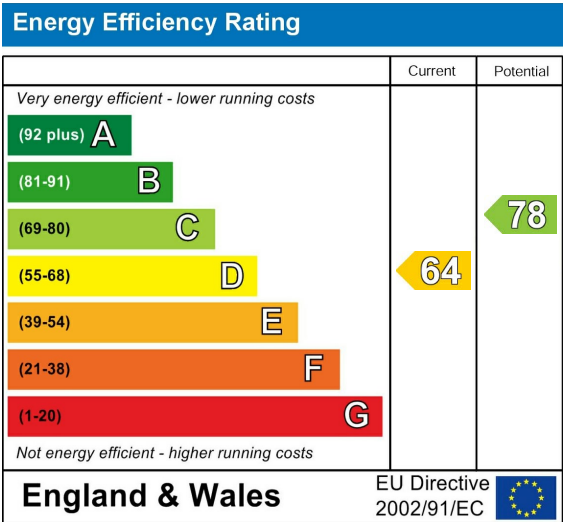
Parka Road is located just outside the village of Fraddon and close to the main A30 connecting up and down the County. The local shopping area of Kingsley Village lies a short drive away, where there is a Marks & Spencers, a Boots, TK Maxx and a Starbucks amongst other retailers with free parking and bus services.

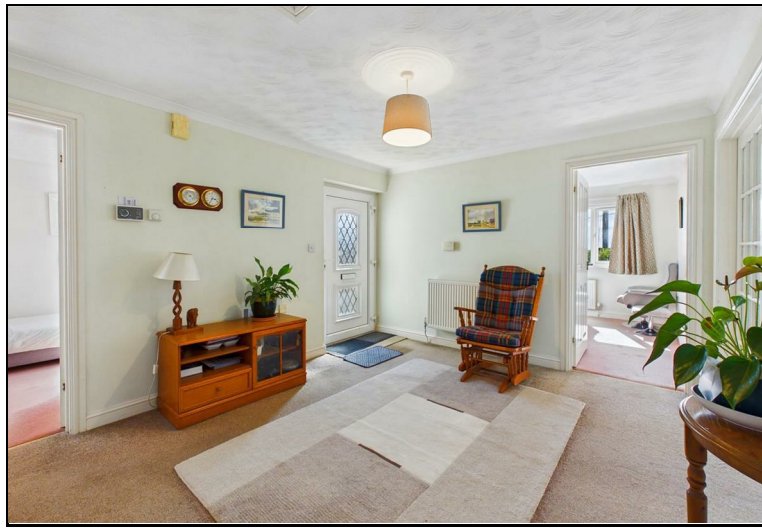
The property is offered with immediate vacant possession and no onward chain.

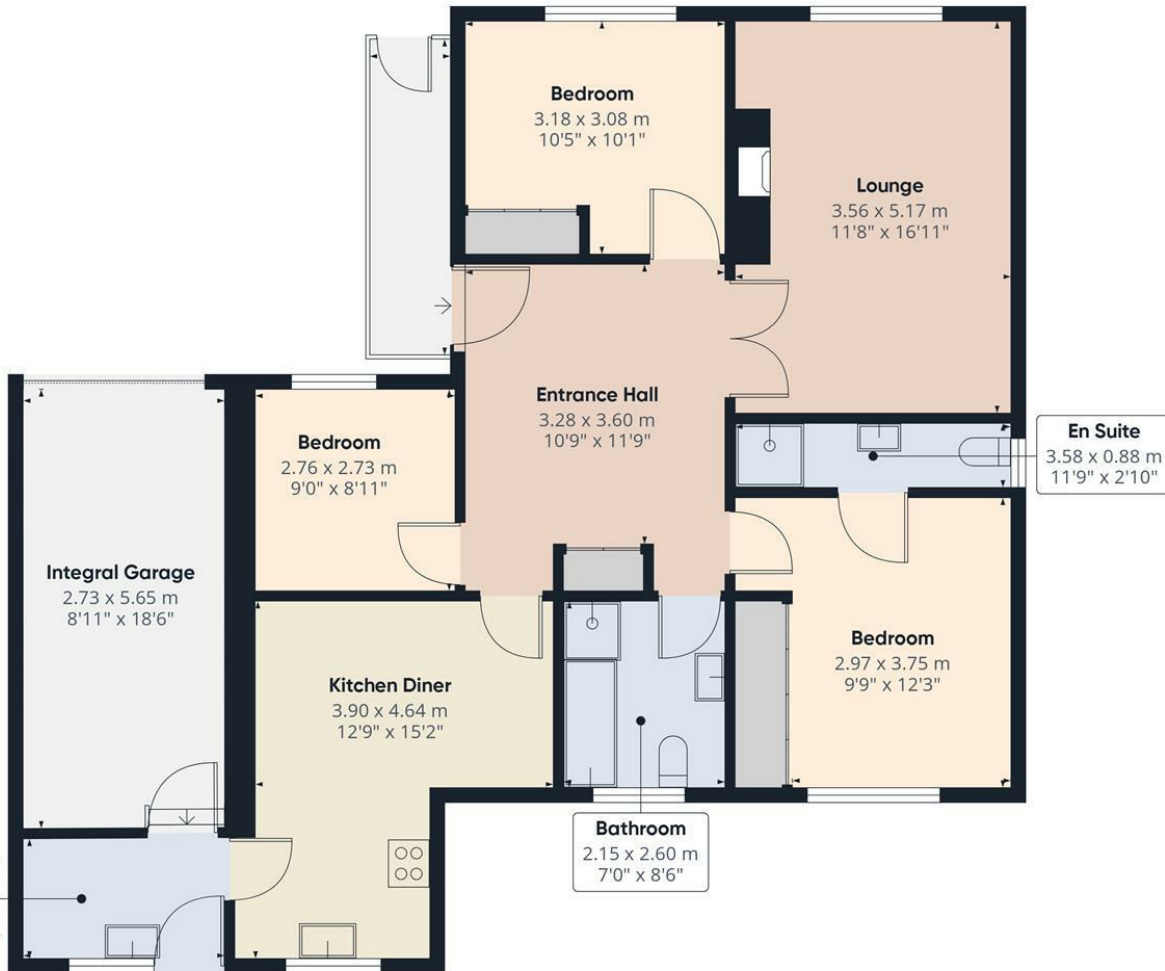
TENURE
Freehold

SERVICES
ALL MAINS. Recent Worcester gas boiler fitted.

COUNCIL TAX
Band D







Approximate total area⁽¹⁾

105.2 m²
1132 ft²

Balconies and terraces

4.5 m²
48 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk